

Simple Approach



**15 Inch Head Terrace, Perth
Perthshire PH2 8AW**

Offers over £112,000

Simple Approach are delighted to welcome this generously proportioned and very well appointed second floor flat on Inch Head Terrace to the residential market. Set on the edge of the South Inch Parklands this property is ideally placed to take full advantage of amenities found on the nearby High Street without compromising the benefits of a peaceful location set back slightly from the main road. This property comes to the market in good condition, having been decorated in neutral tones throughout. Comprising; a bright and spacious lounge, a modern kitchen with ample space for dining, three double bedrooms and a stylish shower room all set across one floor. Boasting sought-after features such as a well maintained shared garden to the rear to enjoy in the warmer months, as well as ample on street parking to the front this property is the ideal purchase for any first time buyer, small family or buy to let investor seeking a very well-located home in good condition throughout- which only viewing will confirm to the buyer.

Lounge

11'1" x 11'8" (3.39 x 3.57)

Kitchen

12'2" x 9'3" (3.72 x 2.83)

Bedroom One

10'2" x 11'1" (3.10 x 3.38)

Bedroom Two

11'1" x 9'5" (3.39 x 2.89)

Bedroom Three

11'8" x 11'1" (3.56 x 3.39)

Bolier Cupboard

3'6" x 6'4" (1.07 x 1.95)

Entrance Hallway

18'0" x 3'3" (5.51 x 1.01)

Family Bathroom

7'1" x 4'1" (2.16 x 1.27)

Location

The South Inch provides Perth with some wonderful recreation spaces close to the City Centre. The South Inch covers an area of approximately 31 hectares and includes the Lesser South Inch which has an extensive area of hard standing, skate park, sports pitches and car parking.

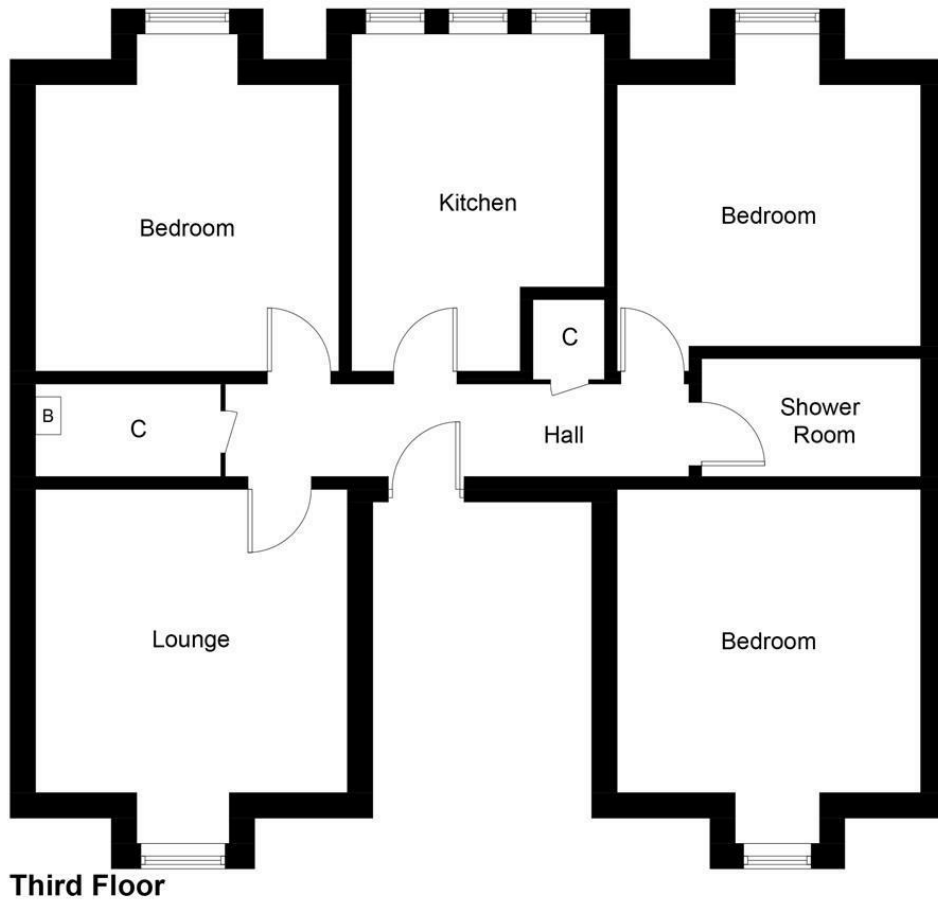
This property benefits from being within seconds of all High Street shopping just minutes away across the South Inch, with Perth Bus & Train Station situated within walking distance away, ideal for the commuter. There is easy access to the motorway networks leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.





- Three Double Bedrooms
- Close To All Local Amenities
- Recently Refurbished Throughout
- Move in Immaculate Condition Throughout
- On Street Parking To The Front
- Modern Fitted Kitchen And Shower Room
- Sought-After Location near to South Inch Parklands





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	65	65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC